



TO LET Warehouse / Light Industrial
Creca Business Park, Creca, Annan, Dumfriesshire, DG12 6RP

- Self Contained Commercial Site with Warehouse / Industrial Units available from October 2023
 - Units Ranging from approximately 1,000 sq ft
 - Competitive Rents and Flexible Lease Terms
 - Rents – On Application

LOCATION

The site is situated on Creca Industrial Estate, to the west of Creca village, around three miles north of the town of Annan, Dumfriesshire, in South West Scotland.

Annan, the nearest town, has an approximate population of 9,000 (2011 Census) and is situated adjacent to the River Annan on the Solway Firth. The town is accessed directly from the B721 to the West, the B722 from the North and Stapleton Road from the east which all travel from the A75 trunk road which in turn travels west to Dumfries approximately 15 miles away and east to Gretna and Junction 22 of the A74(M) approximately 9 miles away.

Carlisle is the nearest city to Annan being in the far North West of England, close to the Scottish Border and adjacent to Junctions 42, 43 and 44 of the M6 motorway. It is also on the main west coast Virgin Glasgow to London Euston rail line and has good access east to Newcastle, including Newcastle International Airport, along the A69 trunk road which is around 18 miles from Annan. Carlisle has a population of 75,306 with wider area population of 107,524 (2011 Census) being a main administrative and retail centre for Cumbria and the Borders.

Creca Business Park is situated just 2 miles from the M74 and 3 miles from the A75 and is ideally situated for quick access to the motorway network and main trunk roads.

DESCRIPTION

Creca Business Park is self-contained and comprises a mixture of new and refurbished, steel portal frame warehouse / light industrial units and secure open storage land.

The units will be approximately 1,000 sq ft and can be adapted to specific requirements, depending on tenant specification.

All units benefit from car parking, CCTV coverage, roller shutter or secure doors for flexible, easy access and direct vehicle access for loading and unloading.

ACCOMMODATION

There are seven units currently being built out which will range from approximately 1,000 sq ft, however the units can be adapted to meet tenant requirements. The scheme is due to complete in October 2023.

TERMS

Each unit will be available by way of a new Full Repairing & Insuring lease for a term to be agreed and at attractive commencing rentals which are available upon request.

SERVICES

Mains electricity, water and drainage will be available.

EPC

Energy Performance Certificates will be available upon request.

BUSINESS RATES

Small Business Rate Relief may be available to prospective tenants who should check the exact rates payable directly via Dumfries & Galloway Council on 030 33 33 3000.

VAT

All figures quoted are exclusive of VAT where applicable.

VIEWING

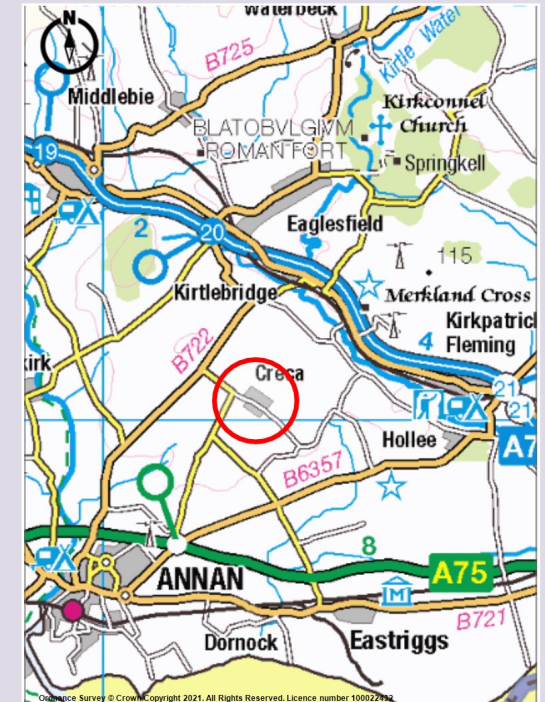
The units and land are available to view by prior appointment with the Carlisle Office of Edwin Thompson LLP. Contact:

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